

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	501 Columbus Road	Date:	October 30 th , 2015
Perm. Parcel No:	813-10-006	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Imperial Valley Properties	Maximum Occupancy:	8 persons
Agent:	% Sheila Tomasi	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []
Phone:			

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

REQUIRED MAINTENANCE ITEMS:

- 1) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal. Repair/replace fascia/soffit area where hit by tree.
- 2) Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Clean vegetation and repair shingles as required. Make all necessary repairs to the existing roof. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof.
- 3) Tuck-point or completely reconstruct the chimney above the roof line. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

GARAGE:

- 1) Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Clean vegetation and repair shingles as required. Make all necessary repairs to the existing roof. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

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EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed.
- 2) All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
- 3) Remove the tree stumps in the rear yard by garage and fence.
- 4) Repair the damage to the narrow side lawn using top soil to create drainage away from the house and seed the area.
- 5) Repair the damage to the street side lawn from stump grinding using top soil to and seed the area.

GENERAL GARAGE ITEMS:

- 1) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims. Repair at back side and paint to match existing. Repair masonry at rear corner.
- 2) Repair/replace rotted timber wall framing above knee wall.
- 3) Clean, repair or replace all gutters and downspouts as needed.
- 4) Scrape and paint the door, window and/or roof trims on this garage.
- 5) Make all necessary repairs to the garage window(s) and related frames and trims.
- 6) All unused or defective electrical fixtures or equipment must be completely removed throughout.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

Level (3) squares of front service sidewalk. This is walk to front porch.

Repair/replace (2) squares of rear service/entry sidewalk that are broken. Service walks shall be a minimum of 4-inches in thickness.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ - inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
- 2) All wires entering main panel must have the correct connectors.
- 3) Breaker must be the correct size for the gauge of the wiring on each circuit. Breakers cannot be larger than 20amp (#12wire); 15amp (#14 wire) – All knob/tube systems (15amp). Panel shows only 20 AMP where there is Knob/tube wiring.
- 4) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 5) All taps and splices must be enclosed in work box with correct cover.
- 6) All lights, outlets and switches must be complete and operate properly. Electrical devices may not be painted.
- 7) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
- 8) Change porcelain lamp holder without box on knob/tube system to use junction box in basement.

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GENERAL ELECTRICAL ITEMS (Cont):

- 9) Replace porcelain lamp holder with three prong receptacle on two wire system to lamp holder without receptacle.
- 10) Provide receptacle for basement sump pump.
- 11) Change all grounded receptacles attached to two wire system to two prong receptacles.

GENERAL PLUMBING ITEMS:

- 1) Hot water tanks must be equipped with burner cover.
- 2) Hot water tanks must be equipped with T & P relief valve with 3/4" copper, galvanized, or code compliant material discharge piping terminating 2" – 6" from floor.
- 3) Hot water tank flu piping must be secured by using sheet metal screws or rivets. .
- 4) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub.
- 5) Replace rotted DWV piping at main stack with double tee wye and lead closet ben with hole in side.
- 6) Slope sump pump drain line on exterior of house toward discharge point.

GENERAL HVAC ITEMS:

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance. Provide documentation unit is safe and in good operating condition.

BASEMENT ITEMS:

- 1) Install a handrail on the basement stairs. Provide type A or B installed 34"-38" above nosing of the tread.
- 2) Install footings under the replacement steel columns. Footings to be 24" square, and 12" deep below the floor level. A building permit is required for this work along with inspections (pre-pouring, once column installed on concrete and pre-pour on concrete floor replacement.

KITCHEN ITEMS:

- 1) Clean, repair and disinfect the kitchen cabinets.
- 2) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: Basement

- 1) Bathrooms must be equipped with an operational window or an exhaust fan. Install an exhaust fan.
- 2) Caulk base of toilet leaving 1/2" in rear without caulk.
- 3) Install an air admittance valve under bathroom sink.

BATH ITEMS: First Floor

- 1) Install toilet cap bolt covers.

INTERIOR ITEMS:

- 1) Provide handrail to the upper flight of stairs to the second floor.
- 2) Install smoke detectors in each bedroom.

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NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.*

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of EIGHT (8) occupants (total of both adults and children)